



17, Sondes Farm Glebe Road, Dorking, RH4 3EF

Price Guide £120,000



- RETIREMENT APARTMENT
- CLOSE TO DORKING TOWN CENTRE
- SITTING ROOM
- UPDATED SHOWER ROOM
- BEAUTIFUL COMMUNAL GARDENS
- FIRST FLOOR
- ONE BEDROOM WITH BUILT IN WARDROBE
- KITCHEN
- ALLOCATED PARKING
- NO ONWARD CHAIN

Description

This is a superb opportunity to move into this highly regarded development for the over 55s with all the benefits of independent living and the comfort of a resident manager. Situated at the end of a popular residential cul-de-sac and a short distance from Dorking town centre. Further benefits include allocated parking and no onward chain.

Accommodation includes an entrance hall with access to all principal rooms. The shower room has been updated in recent years and includes a full-length walk-in shower. The living room enjoys views of the courtyard and interconnects with the kitchen. There is also a double bedroom with built in wardrobe.

Externally the communal grounds are a particular feature of the development with various areas to enjoy.

Viewings by appointment.



Situation

Set just to the west of the town, Sondes Farm is within a level walk of the high street with its comprehensive range of independent shops and national stores such as Waitrose, Marks & Spencer, Waterstones and Robert Dyas, along with various restaurants, coffee shops and popular gastro pubs. Dorking Halls includes a theatre, cinema and sports centre, conveniently located at the top of the High Street.

The town offers a highly regarded selection of schools at all levels and Dorking mainline station offers services to London Victoria and London Waterloo (50 minutes), whilst Dorking Deepdene and Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately five miles from the town.

To the north of Dorking is Denbies Wine Estate, the UK's largest vineyard, offering tours, restaurants, a brewery and some wonderful walks. In the immediate surrounding area is some of the county's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, HeadleyHeath and the Surrey Hills all close at hand.

Tenure

EPC

Council Tax Band

Lease

Service Charge

Leasehold

D

B

215 Years from 1st September 1987

£3,236 for the current year



Total floor area 37.9 m² (408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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